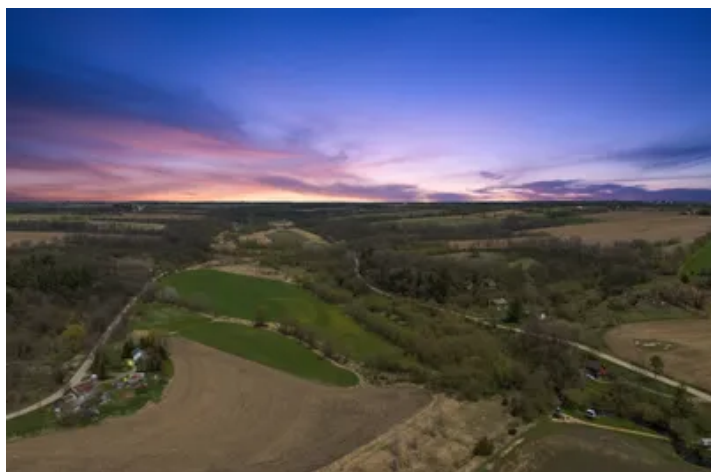


N6706 Dougherty Creek Rd
N6706 Dougherty Creek Rd
Adams, WI 53504

\$650,000
53.060± Acres
Green County



**N6706 Dougherty Creek Rd
Adams, WI / Green County**

SUMMARY

Address

N6706 Dougherty Creek Rd

City, State Zip

Adams, WI 53504

County

Green County

Type

Farms, Single Family, Riverfront, Recreational Land, Residential Property, Horse Property, Hunting Land

Latitude / Longitude

42.749864 / -89.771942

Dwelling Square Feet

2000

Bedrooms / Bathrooms

4 / 2

Acreage

53.060

Price

\$650,000

Property Website

<https://kwland.com/property/n6706-dougherty-creek-rd-green-wisconsin/80731/>

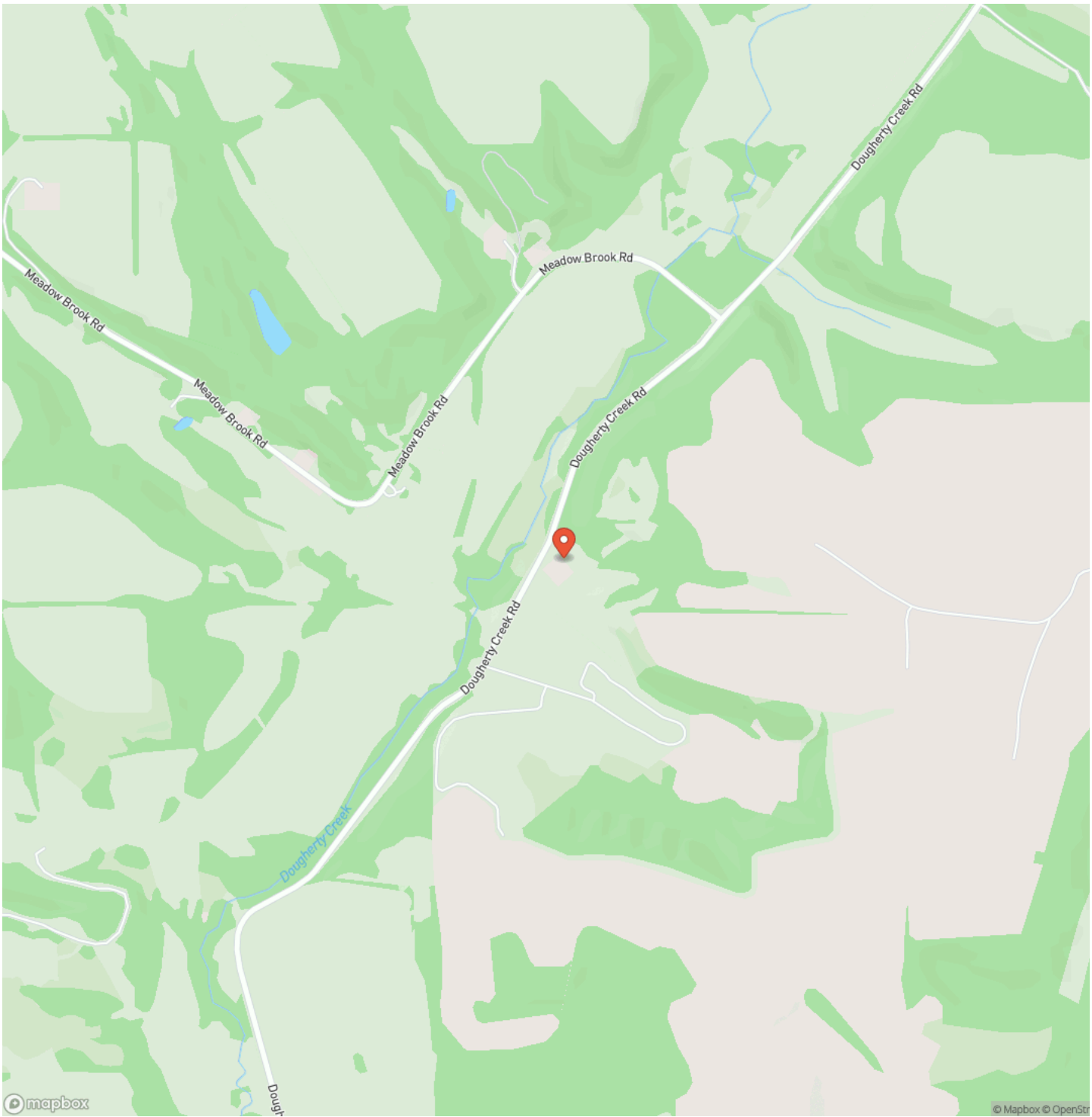


PROPERTY DESCRIPTION

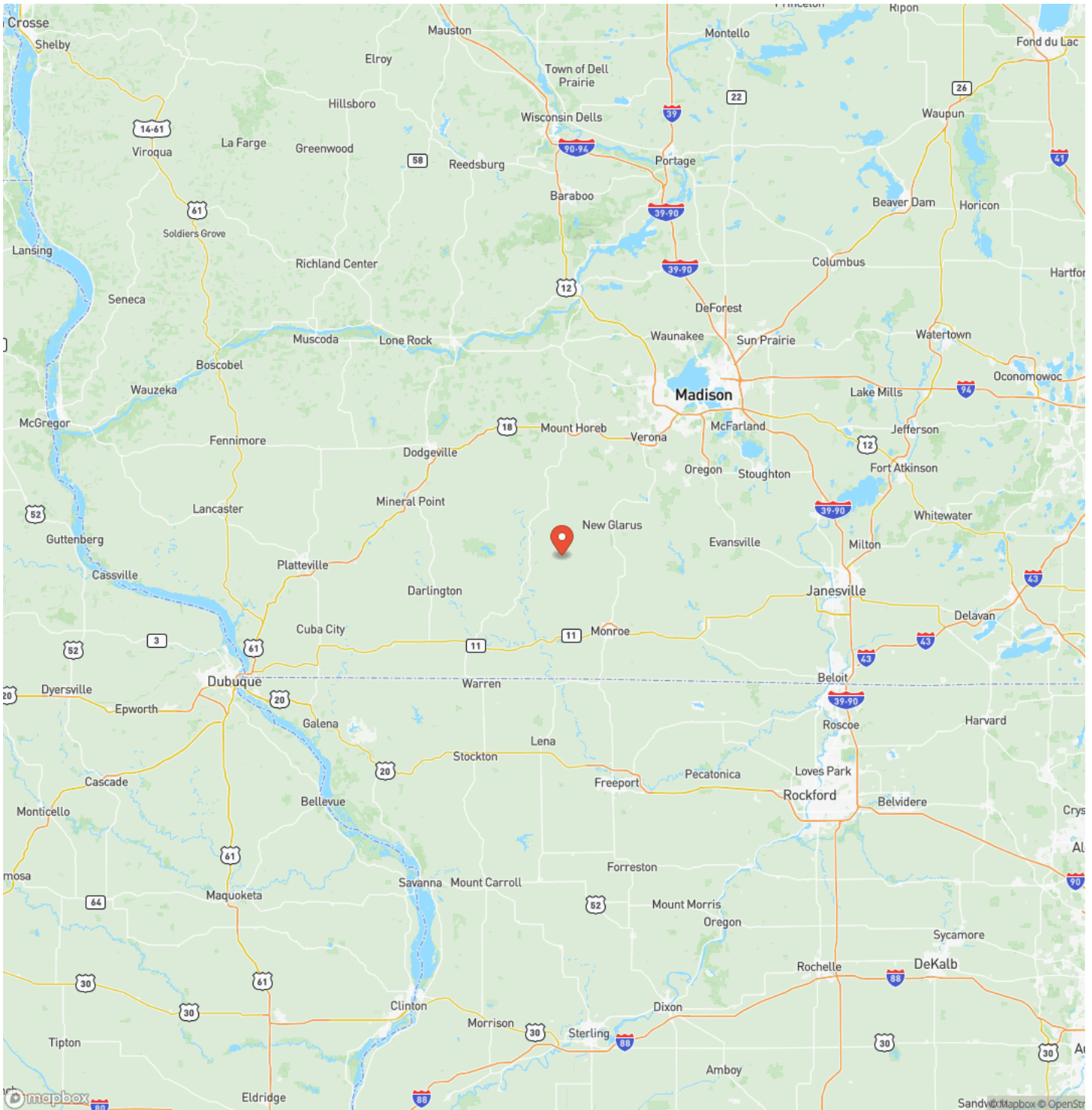
This is the perfect country retreat for anyone who is looking to get out of the hustle and bustle of the city! Whether you are looking for a hobby farm, a great recreational tract, or a vacation retreat this is the perfect place for you. The property is located on a quiet road in the heart of God's country. You'll find a trail system leading you up to a secluded flat which is a perfect place for grazing or even food plots for the local deer herd. Across the road you will find 2200 feet of Dougherty Creek frontage which is classified as a Class II trout stream. The creek bottom is thick and shows tons of promise for quality hunting opportunities. On the other side of the creek you will find approximately 16 tillable acres which can provide you with additional income.



Locator Map



Locator Map



Satellite Map



**N6706 Dougherty Creek Rd
Adams, WI / Green County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Jay Menger

Mobile

(414) 336-8873

Office

(414) 336-8873

Email

jaymenger@kw.com

Address

N96W17695 Riversbend Cir. W. #103. Germantown, WI 53022

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Keller Williams Prestige
N 96 W 17695 Riversbend Cir W
Germantown, WI 53022
